

April 2024
Somerset County, NJ

Sold Summary

	Apr 2024	Apr 2023	% Change
Sold Dollar Volume	\$12,857,200	\$9,159,900	40.36%
Avg Sold Price	\$838,841	\$848,545	-1.14%
Median Sold Price	\$829,000	\$650,000	27.54%
Units Sold	16	11	45.45%
Avg Days on Market	14	33	-57.58%
Avg List Price for Solds	\$803,575	\$832,718	-3.50%
Avg SP to OLP Ratio	104.6%	104.3%	0.32%
Ratio of Avg SP to Avg OLP	103.8%	101.6%	2.24%
Attached Avg Sold Price	\$495,878	\$420,666	17.88%
Detached Avg Sold Price	\$994,734	\$1,009,000	-1.41%
Attached Units Sold	5	3	66.67%
Detached Units Sold	11	8	37.50%

- Notes:
- SP = Sold Price
 - OLP = Original List Price
 - LP = List Price (at time of sale)
 - Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Apr 2024	Apr 2023	% Change
Active Listings	26	34	-23.53%
New Listings	27	37	-27.03%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	23	31	-25.81%
All Pendings	44	52	-15.38%

Financing (Sold)

Assumption	0
Cash	5
Conventional	11
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	8
11 to 20	4
21 to 30	4
31 to 60	0
61 to 90	0
91 to 120	0
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	1	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	2
\$500K to \$599,999	0	0	1	0	0	0	0
\$600K to \$799,999	0	0	0	0	2	0	0
\$800K to \$999,999	0	0	0	1	4	0	0
\$1M to \$2,499,999	0	0	0	0	4	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	1	1	1	10	0	3
Avg Sold Price	\$0	\$397,500	\$501,000	\$823,000	\$1,044,107	\$0	\$419,630
Prev Year - Avg Sold Price	\$625,000	\$342,000	\$518,500	\$650,000	\$1,282,000	\$0	\$270,000
Avg Sold % Change	0.00%	16.23%	-3.38%	26.62%	-18.56%	0.00%	55.42%
Prev Year - # of Solds	1	1	2	1	5	0	1

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	1	0
0	0	0
2	0	0
0	0	0
1	0	0
6	0	0
16	0	0
0	0	0
0	0	0
25	1	0